

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
September 17, 2009
MEETING NO. 8-09**

APPLICATION: HDC2010-00477

ADDRESS: 544 W. Montgomery
Avenue

ACCEPTED: 8/6/09

OWNER: Atinil, LLC (Dariush
Rateshtari, Agent)

REQUEST: Evaluation of Significance

STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests Evaluation of Significance review by HDC, prior to filing for a Demolition Permit.

STAFF RECOMMENDATION

Based on an assessment of the history and architecture of the site, the staff finds that this property fails to meet any of the Criteria for Historic Designation in the City of Rockville.

[DRAFT MOTION OF EVALUATION OF SIGNIFICANCE WITH FINDINGS:]

Finding that HDC2010-00477, for Evaluation of Historic Significance of the property at 544 West Montgomery Avenue does not meet the Criteria for historic designation for the City of Rockville, I move to NOT recommend historic designation of the property.

BACKGROUND: A request for Historic Significance Evaluation of Property for Demolition was received at the City of Rockville on August 15, 2009. The property is in the Roxboro subdivision, which was platted in several stages from 1940 - 1947. Block 2 was subdivided in 1946, including the area of the subject property, on Block 2 - Lot 1 and Part of Lot 2.

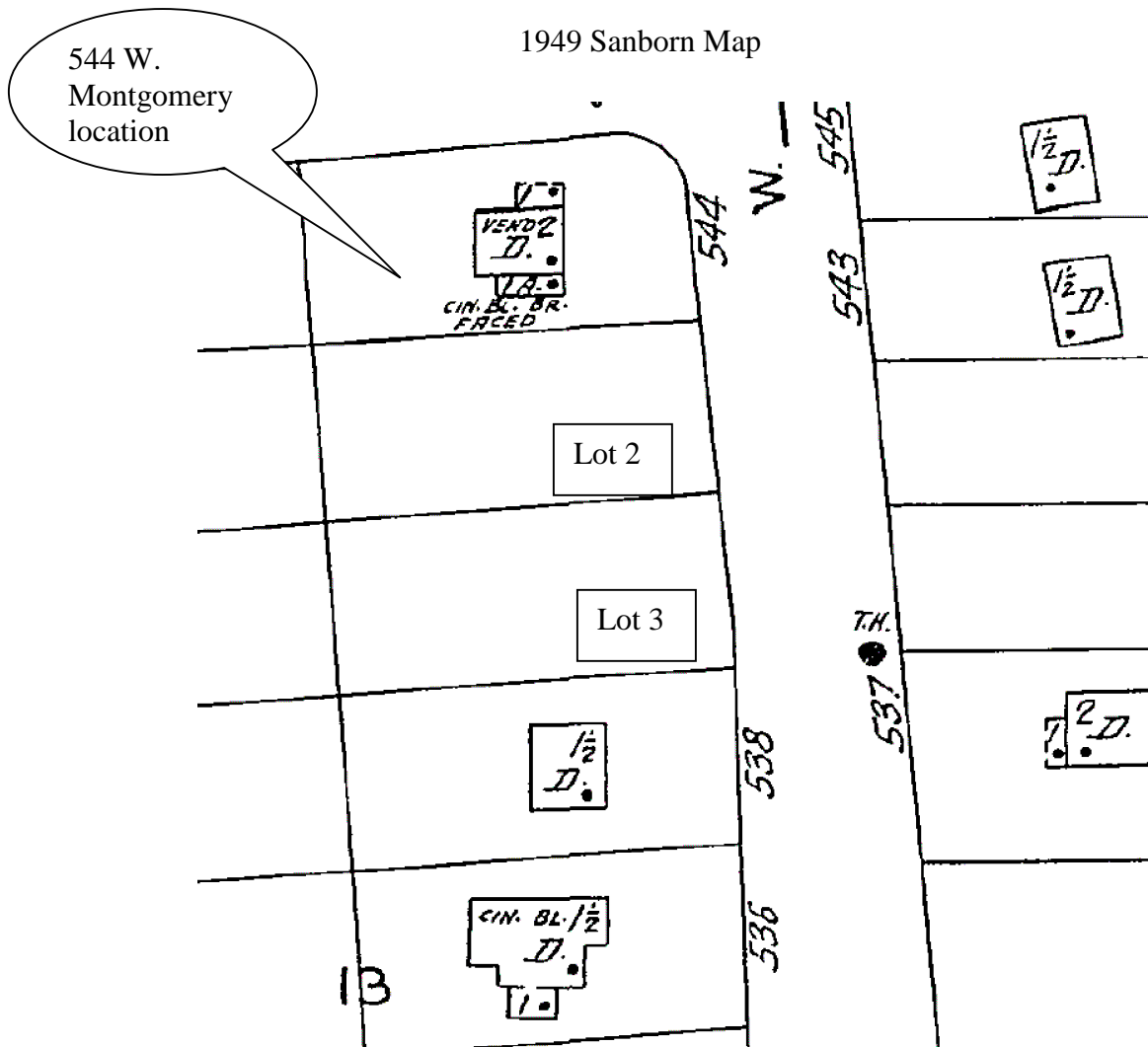
Property Area: 11,966 sf.

Structure Area: 1,578 sf.

Zoning: R-60



Tax records show that the house was built in 1952. It does appear on the 1949 Sanborn Fire Insurance Map, and this portion of Roxboro was platted in 1946, so the tax records may be off by a few years.



The subdivision of Lot 2 was undertaken after the 1951 sale of the property to Porter and Emma Butt, by Woolwine and Julia Waddell. The Waddells sold the west-half of Lot 2 to the then-current owners of Lot 1, William and Betty Frank, in 1951. A garage building, utilizing access from Aberdeen Road, was built on this half of Lot 2.

Deed Research

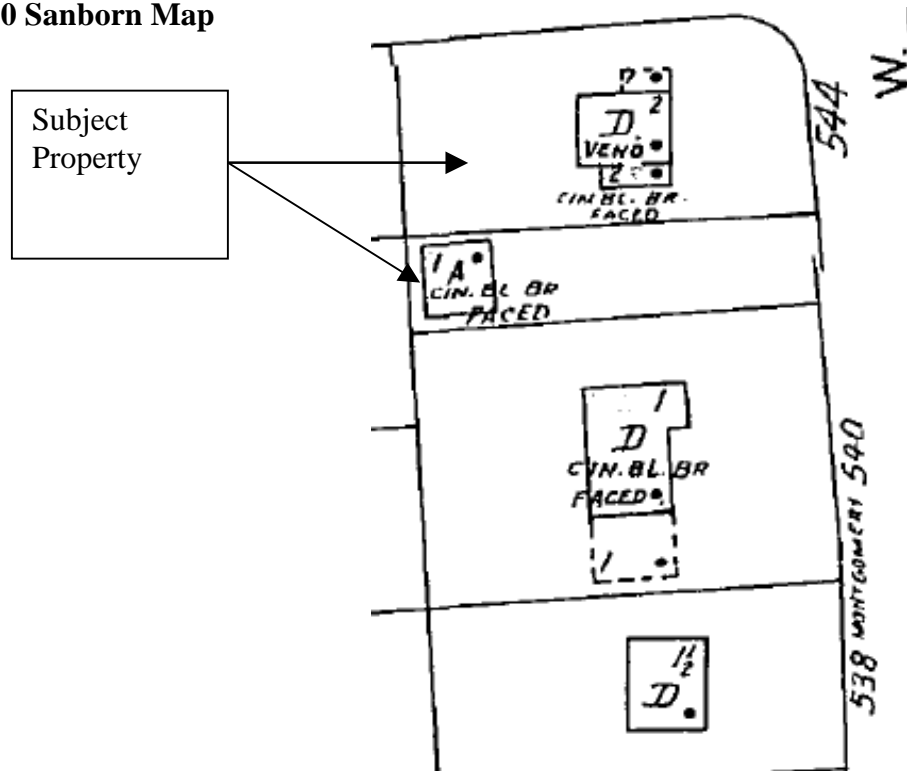
The Property was initially part of a larger property, including 14+ acres, as noted in the 1936 sale by G. Dudley Ward to Porter and Emma Butt. Porter Butt platted suburban lots as Roxboro over a period of time, from 1940 – 1947. Deed research indicates that the Adams purchased Lot 1 from Porter Butt in June 1948. They sold the property in April 1949, but may have built the house prior to the sale of the property.

Liber/Folio	Date	Grantor	Grantee
37101/23	5/4/2009	Bank, as Trustee	Atinil, LLC
30148/498	6/24/2005	Moloney [Tobin]	Magnus M. Kaikai
14896/706	5/23/1997	Dillon & Ventry	Kathleen Anne Tobin
6193/292	9/23/1983	Doretta L. Dunegan {DeGiorgio}	John J. Dillon & Gary P. Ventry
[1978]		?	John Harold Legenfelter & Priscilla Young
		Frost	?
3484/229	3/21/1966	Frank	Robert M., Jr. & Wilhelmina Frost
2339/212	5/6/1957	Leimbach	William & Betty Frank
1521/118 West-half Lot 2	4/14/1951	Waddell	Leimbach
1243/330 Lot 1, Bl 2	4/8/1949	Adams	Louis M. & Beulah E. Leimbach
1158/328	6/1/1948	Porter Butt	Woodrow W. and Myrtle E. Adams
Porter N. Butt plats Roxboro Part of Blocks 2-3-4 and 5 [Plat No. 1844 October 11, 1946]			
634/467	8/24/1936	G. Dudley Ward & Lillian W. Ward	Porter & Emma Butt
By will of Susie L. Wells	8/12/1936	Margaret Boyer, formerly Margaret Graff, Executrix	G. Dudley Ward

Property Description

The property consists of Lot 1 and the west portion of Lot 2. The property measures 93' x 128.4'. The front door faces West Montgomery Avenue, and there are numerous mature trees on the property, including a large sycamore at the southeast property line. The property is relatively flat, with a driveway off of Aberdeen Road. Much of the rear yard has been paved for parking. The small garage structure sits in the southeast corner of the property, on the part of Lot 2.

1960 Sanborn Map



The house is a 1-1/2 story Colonial Revival style house, with a Dutch gambrel room. It has a secondary “addition” on the east side and a patio on the west side, which were both built with the central house block. The house is functionally a 2-story house, with dormers on the front elevation, and a full two-story rear wall, accomplished by manipulating the rear roof slope. The house is brick sided, and all the windows have been replaced. The dormers are all sided with artificial siding. Access to the rear door is provided with a raised open porch.



Front (North) elevation



Rear (South) elevation



Garage, as seen from Aberdeen Road (West) elevation



Front (North) elevation



Front (North) elevation, looking west

Historic Significance

The house was constructed in the mid-20th century, as part of the general building boom in Rockville. This part of Roxboro was platted by Porter Butt in 1946. By 1949, 22 small Cape Cod and Ranch homes had been constructed in Roxboro. This house is depicted on the 1949 Sanborn map, without the garage.

CITY OF ROCKVILLE HISTORIC DISTRICT DESIGNATION CRITERIA

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

A. EVENT: Is the site of a significant historic event.

No, this is not the site of a significant event.

B. PERSON: Is the site identified with a person or a group of persons who influenced society.

No, this is not identified with a person or group who influenced society.

C. PATTERN OF EVENTS: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (See Rockville Context in Management Plan)

No, the property does not exemplify the cultural heritage of the City.

D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

No, the property does not embody the history of the City.

II. Architectural and design significance:

A. ARCHITECTURE: Embodies the distinctive characteristics of a type, period or method of construction.

No, the building is not a prototypical example of its type.

B. ARCHITECT: Represents the work of a master. *No.*

C. ARCHITECTURE: Possesses high artistic values. *No.*

C. Represents a significant and distinguishable entity whose components may lack individual distinction.

No, this criterion applies to multi-site historic districts only.

E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

No, there is nothing singular about the house or the landscape.

III. Structural Integrity:

The building possesses a moderate level of integrity in terms of original materials and design, with replacement windows, artificial siding, and site alterations.

IV. Level of site significance: (Check those that apply)

Local:

State

National:

ARCHITECTURAL SIGNIFICANCE

The property is a good example of a mid-20th century Colonial Revival style house, although it has had some loss of integrity. This is one of many similar examples throughout Roxboro and Rockville.

CULTURAL AND SOCIAL SIGNIFICANCE

The property is associated with suburban growth of Rockville in the mid-20th century, but fails to meet any of the Criteria for historic designation.

ARCHAEOLOGICAL RESOURCES: LOW POTENTIAL

The current house is most likely the first that was constructed on the property.